

PLAN OF MANAGEMENT FOR COMMUNITY LANDS

(Part 2, Division 2 of the
Local Government Act, 1993)

BUSHLAND RESERVES
Cutler Road, Clontarf



Prepared by the
Environmental Services Division

1. DESCRIPTION

1.1 Title, Area, Ownership

Title: Asset Management No. 20 & 21
Lot 9, DP 25439, Lot 5, DP 25654,
in Cutler Road, Clontarf

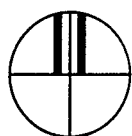
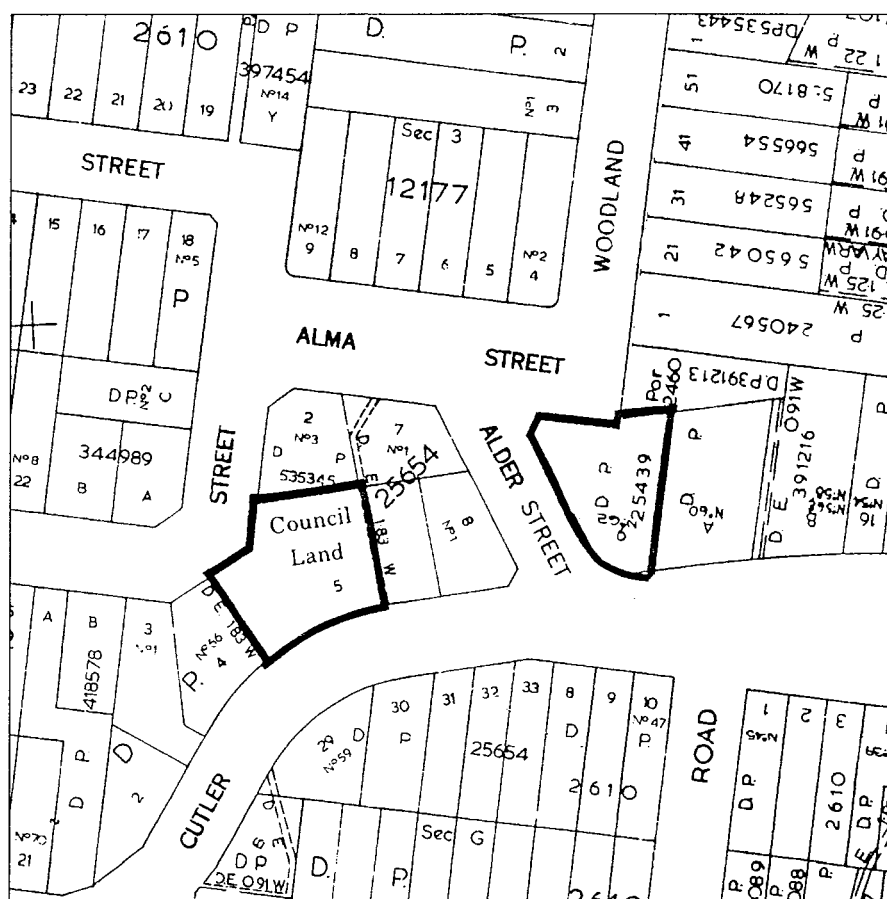
Area: No. 20 - 986.4m² No. 21 - 1720m²

Owner: Manly Council

1.2 Landform, Vegetation, Use

Areas of natural bushland which have been retained and excluded from urban development. Each area contains remnants of its natural vegetation and landform.

Vegetation is overgrown in parts and is affected by weed infestation.



Not to scale

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1.3 Links to Other Areas and Adjacent Land

No through site links exist. Adjacent land is residential development and public road.

1.4 Reserve History

Unknown

1.5 Available Plans

Not applicable

1.6 Leases

None

1.7 Council File References

None

2. CONTEXT

2.1 Classification under the Local Government Act, 1993

The park is classified as Community Land and is categorised as a Natural Area - Bushland.

2.2 Other Legislation

- Manly Local Environmental Plan 1988
- Zoning: Open Space
- SEPP 19 - Bushland in Urban Areas refers to an area of degraded bushland.

2.3 Reports and Studies

- Landscape Study, 1977
- Recreation Study, 1978.

3. STATEMENT OF FUNCTION AND VALUE

3.1 Values and Function of the Land

The Reserves are of local and district visual significance being situated at the top of the escarpment and retaining natural bushland. They are primarily of local significance in terms of their natural, social, and recreational value and they also have local value in terms of their educational and future generational function. The bushland reserves also have potential local significance in terms of their heritage value.

3.2 Conclusions

The two reserves are of local significance. Consultation with the local community should take place on issues related to the future management of the reserves, in the preparation of the Master plan.

VALUE AND FUNCTION	SIGNIFICANCE						
	Local	District	Regional	Metropolitan	State	National	International
Natural	■						
Visual	■						
Social							
Recreational	■						
Cultural							
Educational	■						
Future Generational	■						
Heritage	■						

Values and function of the land

Bushland Reserve
Cutler Road, Clontarf

4. MANAGEMENT

4.1 Means of Achieving Objectives

The draft plan of management for community land is based on 15 objectives. Those applicable to Cutler Road Reserves are indicated on the following tables starting on page 5.

4.2 Issues for the Master plan

Issues, Concerns, Opportunities

1. The need for a bush rehabilitation programme to address issues of weed invasion, control and maintenance.
Response: Address this issue in the Master plan.
2. Undertake community consultation and involvement in addressing the future management of the bushland.
Response: To incorporate community involvement in the Master plan Action Programme.
3. Address the issue of naming the reserves, signposting and potential for other facilities.
Response: Include these issues in the Master plan.

1**OBJECTIVE**

Look after our bushland and comply with the legislative requirements of State Environmental Planning Policy No. 19 - Bushland in Urban Areas.

MEANS OF ACHIEVING THE OBJECTIVE

1. Make all persons working in bushland areas aware of the provisions of State Environmental Planning Policy No. 19 - Bushland in Urban Areas and the areas to which it applies.
2. Make all neighbouring residents aware of the provisions of State Environmental Planning Policy No. 19 and seek co-operation to achieve good management of urban bushland areas.
3. Utilise contemporary skills and knowledge of bushland conservation, regeneration and management.
4. Determine the bushland plant community appropriate to the environment.
5. Include actions for the conservation and regeneration of bushland in the Master plan.
6. The Master plan should specifically address encroachment issues including:
Definition of property boundary lines, rubbish removal, exotic weed infestation, drainage issues, including erosion and sediment control.
7. The Master plan identifies areas for replanting with indigenous native plants.
8. Identification and prioritisation of areas requiring regeneration.

PERFORMANCE MEASURES

1. Workers in bushland areas are made aware of the Legislation and its responsibilities.
- 2.1 Information is made available to neighbours on the issues relating to urban bushland under SEPP 19.
- 2.2 Follow up inspections confirm good neighbourly practice.
- 3.1 Workers maintain liaison with other practitioners and researchers in the field of urban bushland management.
- 3.2 New skills are disseminated to workers and utilised in day to day maintenance and management.
4. Lists of appropriate plant communities are determined and included in the Master plan.
5. Master plan implemented by workers in urban bushland areas.
6. The Master plan identifies encroachment issues. Confirmation that encroachment issues have been addressed.
7. Progress on areas being regenerated recorded.
8. Priority areas addressed.

2

OBJECTIVE

To manage our open spaces on a sustainable basis by addressing ecological systems and biodiversity in conjunction with user needs and demands.

MEANS OF ACHIEVING THE OBJECTIVE

1. Liaise with Council's Community Environment Committee and the Manly Environment Centre in the preparation of the Master plan.
2. Ensure Master plans are reviewed in the light of additional environmental knowledge from time to time as appropriate.
3. Conserve and/or recreate native habitats where possible.
4. Encourage mulching, drainage and other water conservation techniques in the maintenance and design of reserves.
5. Balance an overall emphasis on indigenous native plant types with the need to maintain traditional cultural plantings in some reserves.
6. The Master plan should allow for a general increase in vegetation cover for shade, cooling and oxygen replenishment.
7. Modify the use of fertilisers where there is risk of polluting bushland areas or water courses.
8. The Master plan should identify causes of bushland degradation and include a bushland rehabilitation programme.
9. The Master plan should include the bushland reserve in a corridor strategy to link remnants of bushland in Manly.
10. The Master plan should identify a requirement for locally indigenous species to be used when replanting of bushland reserves is required.
11. Develop and implement community awareness and education programmes involving bushland reserves.
12. The Master plan should establish means of documentation and reporting on the progress of implementation.

PERFORMANCE MEASURES

1. The Draft Master plan is referred to the Community Environment Committee and Manly Community Environment Centre for input.
2. Master plans are reviewed when required in the light of new knowledge and need.
 - 3.1 Knowledge of the native habitats and their potential for conservation and/or re-creation should be gathered.
 - 3.2 Include relevant information and action in the Master plan.
4. The Master plan and work programmes include mulching, drainage and other specific water conservation techniques where appropriate.
5. Preferred plant species relevant to the Reserve included in Master plan.
6. An annual increase in the number of trees and shrubs is considered compatible with other objectives.
 - 7.1 Fertiliser use addressed in the Master plan.
 - 7.2 Leases or licences contain similar requirements relating to fertiliser use.
8. A bushland management programme is undertaken for the reserve.
9. The bushland reserve is included in a strategy to establish a corridor linking bushland remnants in Manly.
10. The Master plan identifies appropriate indigenous species for replanting when required.
11. Community awareness and education programmes are implemented.
12. A reporting process established in the Master plan confirms progress in achieving the objective.

3**OBJECTIVE**

Integrate local drainage needs into park design and bushland management.

MEANS OF ACHIEVING THE OBJECTIVE

1. The preparation of the Master plan should include consultation on neighbourhood drainage requirements and design proposals where appropriate.
2. Utilize contemporary skills in the design of multi-function drainage areas eg. sediment detention basins.
3. Ensure all drainage designs address: bushland maintenance; erosion; siltation and pollution controls; flooding issues; penetration for water table improvement and compatibility with recreational and aesthetic interests.

PERFORMANCE MEASURES

1. Drainage issues included in the preparation of the Master plan.
2. The drainage designs reflect current knowledge on drainage issues.
3. Drainage issues are addressed in park design and bushland management; and reviewed in relevant reviews of environmental factors.

4

OBJECTIVE

To include heritage conservation and cultural identity matters in design criteria when designing and maintaining our reserves.

MEANS OF ACHIEVING THE OBJECTIVE

1. All actions proposed in the Master plan should comply with the statutory heritage provisions of Manly Local Environmental Plan 1988 and Sydney Regional Environmental Plan No. 23 - Sydney and Middle Harbours.
2. Make all persons working in the reserves aware of the particular heritage, conservation and cultural value of the reserve as identified in various studies and listings.
3. Works in cultural reserves should maintain the particular identified character of the reserve unless there is community agreement for an alternative approach. Application of the principles of the Burra Charter are relevant here.
4. The Master plan should adhere to the principles and standards in the Manly Identity Programme in respect to furniture, signage, colour, etc.

PERFORMANCE MEASURES

1. Compliance with statutory provisions achieved.
2. The Master plan includes information on heritage, conservation and cultural matters. These are disseminated to workers.
3. Designs should be consistent with particular identified character of each reserve.
4. The Manly Identity Programme principles and standards are adhered to.

7**OBJECTIVE**

Manage all open space land in a flexible manner and ensure that local needs are met.

MEANS OF ACHIEVING THE OBJECTIVE

1. Liaise with the local neighbourhood when assessing future facilities for reserves to determine needs which may include play areas, dog areas, toilets, picnic and barbeque area and space for ball games.
2. Include identified needs in the Master plan.

PERFORMANCE MEASURES

1. Liaison with local groups undertaken during the planning process.
- 2.1 Identified needs if assessed for compatibility, demand and availability of resources.
- 2.2 Appropriate facilities included in the Master plan.

12

OBJECTIVE

To encourage local participation in design, development and management.

MEANS OF ACHIEVING THE OBJECTIVE

1. Continue liaison with local Precinct Committees and other groups prior to undertaking works in reserves other than day to day maintenance.
2. Continue where appropriate to hold on site gatherings with neighbours and other relevant groups or individuals as part of any exercise to plan the future form and use of a reserve.
3. Continue with joint Council and community maintenance and improvement teams like the C-Scheme for particular reserves and projects.
4. Consider inviting neighbourhood groups or individuals to be directly involved in ongoing planning and management of reserves.

PERFORMANCE MEASURES

1. Evidence of liaison undertaken to the satisfaction of local groups without undue delay and inefficiency for Council programmes.
2. On-site meetings held where appropriate.
3. Joint Council and community works teams continued and expanded.
4. Confirm efforts to invite neighbourhood groups or individuals to directly participate in on-going planning and maintenance of reserves.

13**OBJECTIVE**

Provide for user health, safety and enjoyment.

MEANS OF ACHIEVING THE OBJECTIVE

1. Determine any necessary control on undesirable activities.
- 3.1 Production of competent designs for reserves prior to major works being undertaken.
- 3.2 Inclusion of local neighbourhood and user groups in future design and management of reserves.
4. Regular assessment of maintenance needs to ensure minimum public safety risk from the facilities.
5. Consider the provision of additional activities where permitted and consistent with other objectives in order to increase recreational opportunities.

PERFORMANCE MEASURES

1. Undesirable activities controlled.
- 3.1 Greater public use of reserves and reduced vandalism.
- 3.2 Local community needs are being met when consideration is given to this objective.
4. Minimum accidents from use of facilities.
5. Additional activities provided after consideration.

